

STRAUSS

REALTY, LTD.

4242 W. BRYN MAWR AVE.
CHICAGO, ILLINOIS 60646

USER/INVESTOR OPPORTUNITY SAUGANASH AREA - NORTH SIDE OF CHICAGO

FOR SALE: 43,170 SF BUILDING ON 2.8 ACRES SITE
FOR LEASE: 24,170 SF WAREHOUSE



96 CAR PARKING

Asking Price:	\$5,000,000
Rental Rate:	\$9.00 PSF, NNN
Building Size:	43,170 SF
Site Size:	2.8 Acres
Unit for Lease:	24,170 SF with 76 parking spaces
Office Size:	1,000 SF
Taxes:	\$2.67 PSF
Expenses:	\$1.25 PSF
Construction:	Masonry & Glass
Loading:	2 Common Docks
Drive-In Doors:	2 Forklift DID
Ceiling Height:	15'



ADAM SCHNEIDERMAN, SIOR DAVID KAPLAN

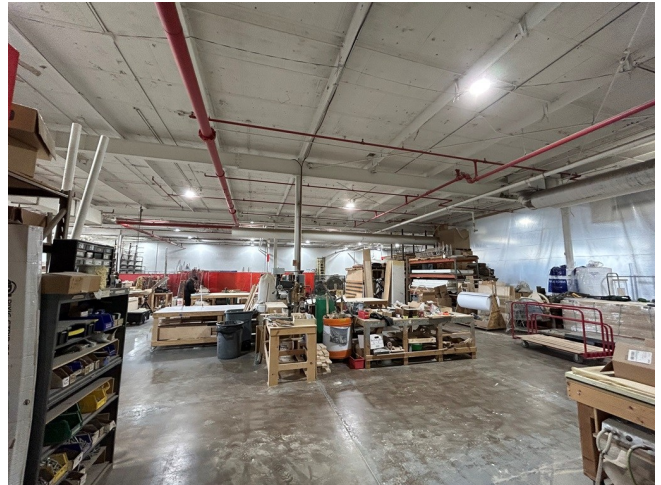
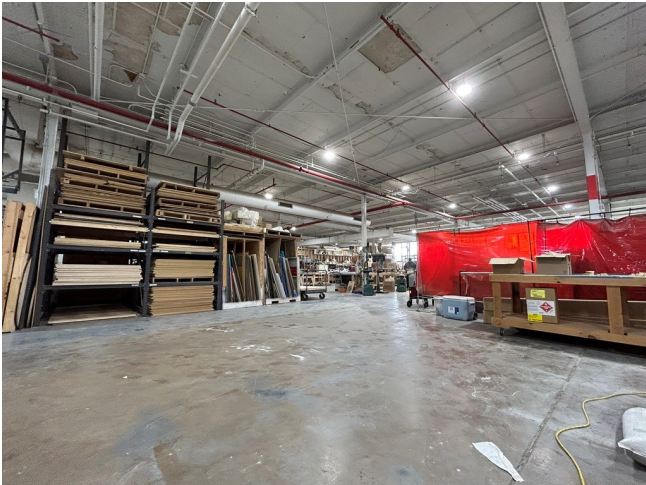
847-826-4467

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4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

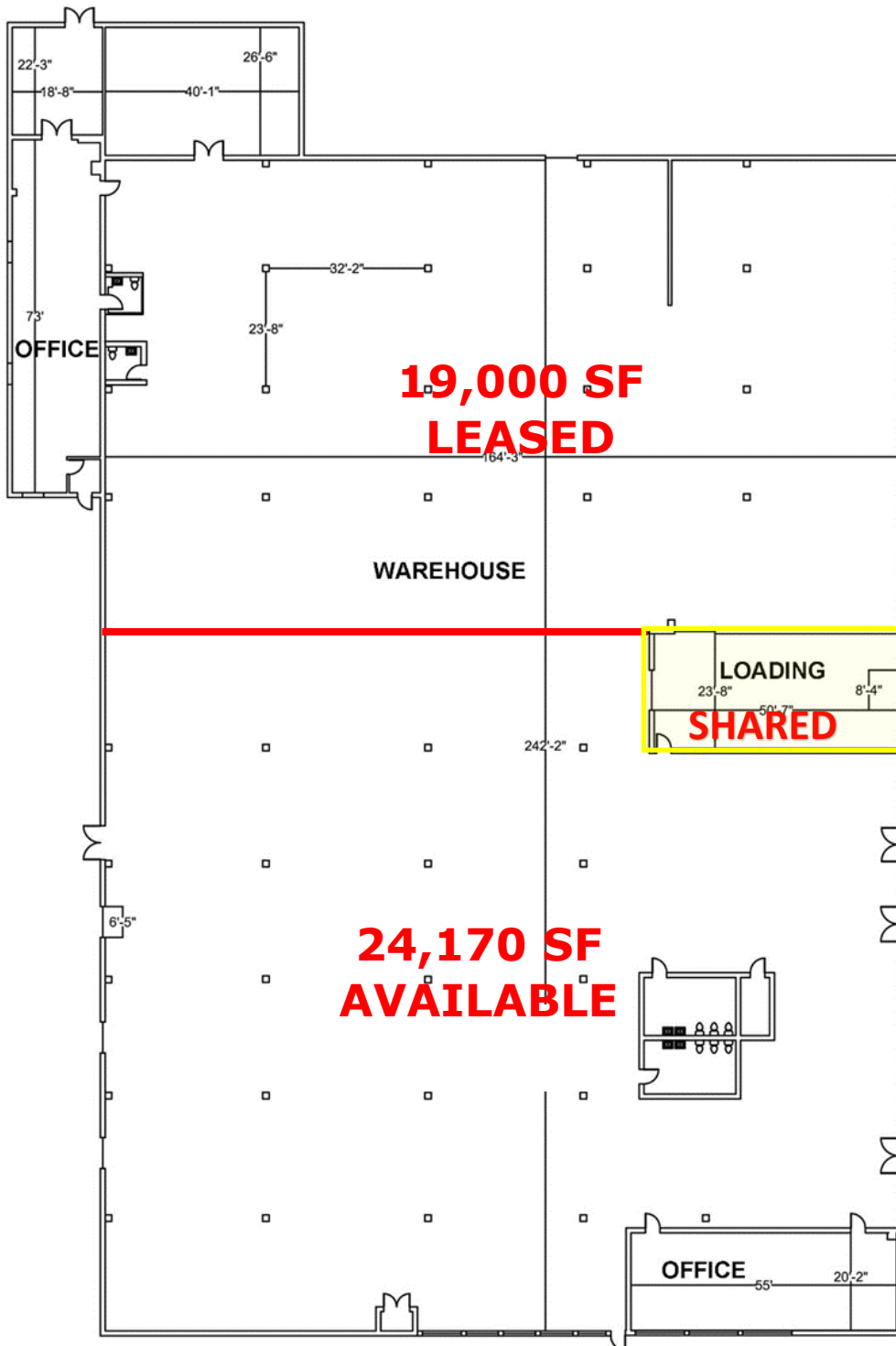


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Floor Plan



**19,000 SF
LEASED**

WAREHOUSE

LOADING

SHARED

**24,170 SF
AVAILABLE**

OFFICE



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Map



- CONVENIENT NORTH SIDE LOCATION
- CLOSE TO I-90/94
- 2-BLOCKS FROM PUBLIC TRANSPORTATION



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